

Ministry of Municipal Affairs and Housing

Ontario's **Community Housing Renewal Strategy**

Association of Municipalities of Ontario
Annual Conference

Session:

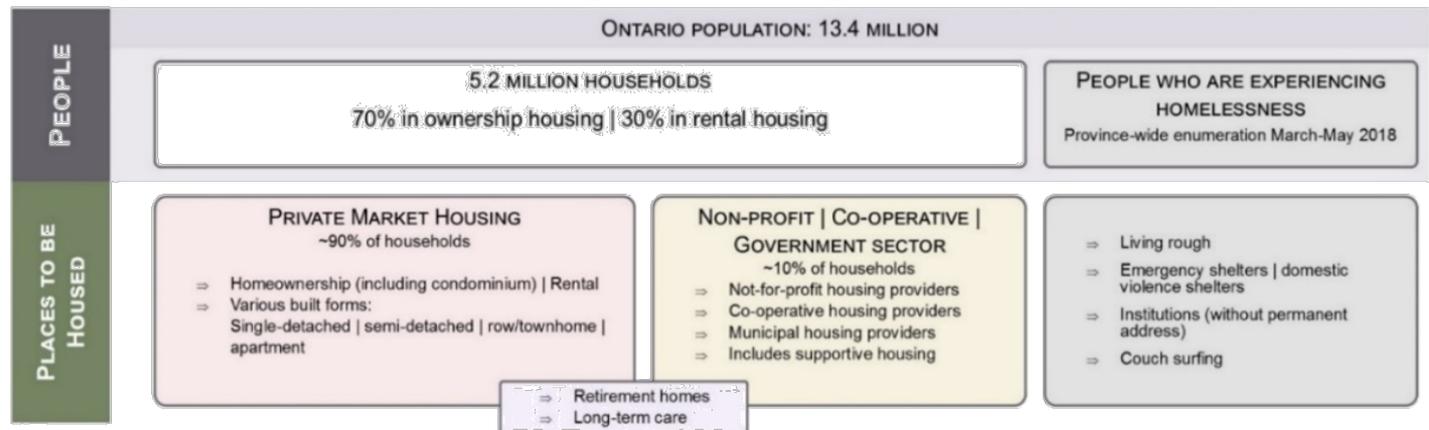
What's Happening with Affordable Housing in Ontario?

August 19, 2019

VISION: All Ontarians can find a home that meets their needs and their budget

Together, **More Homes, More Choice** and the **Community Housing Renewal Strategy** demonstrate the government's commitment to supporting the creation of housing that responds to the needs of all Ontarians, across all incomes.

Ontario's Housing System



The **Housing Supply Action Plan** is focused on housing affordability in the broader housing market.

- By unlocking the development of all kinds of housing, our plan will give people more choice and help bring down costs.

Ontario's **Community Housing Renewal Strategy** is focused on affordable housing for low-income households and the non-profit, co-operative and municipal housing sector.

Ontario's Community Housing Renewal Strategy

The Community Housing Renewal Strategy, released April 17, 2019, is a multi-year strategy to stabilize and grow Ontario's community housing sector

The Strategy is focused on:

- Community-based housing that is owned and operated by non-profit housing corporations, housing co-operatives and municipal governments or district social service administration boards, and provides subsidized or low-end-of market rents (includes housing sometimes referred to as “social housing” and “affordable housing”)
- Households that have difficulty finding affordable housing in the private market and need financial assistance, and possibly other supports, to achieve housing stability

The Strategy will transform a fragmented and inefficient system into one that is more streamlined, sustainable and better able to meet people's needs

Key Issues Facing Ontario's Community Housing Sector

 Risks to Supply	 Barriers for People	 Complex and Inefficient System
<ul style="list-style-type: none"> • Demand for affordable housing exceeds supply • Aging stock is in need of significant maintenance and repair • Many non-profit and cooperative providers don't know what the rules will be when their program obligations end • In addition, many providers are faced with financial or other challenges to continue to offer housing 	<ul style="list-style-type: none"> • The waiting list system is inefficient and ineffective • The community housing system is not coordinated with other housing access systems • People have limited choices about where to live • Some tenants have increasing support needs, but services may not be available or well coordinated 	<ul style="list-style-type: none"> • Rent-geared-to-income calculations are complicated and intrusive • Old, inefficient rules limit housing providers' ability to manage their assets, build new housing and offer innovative services • Service Managers have burdensome reporting requirements • Many small housing providers struggle with capacity and sustainability issues

Outcomes



SUPPLY

Increased supply and appropriate mix of affordable and adequate housing



PEOPLE

People have improved access to affordable housing and support that meets individual needs to achieve housing stability



SYSTEM

Ensure value-for-money with an efficient community housing system with long-term sustainability

Community Housing Renewal Strategy

Key Elements – National Housing Strategy

- National Housing Strategy
 - To access federal funding under the National Housing Strategy, Ontario will publish a three-year action plan as required by the bilateral agreement, for the period 2019-22.
 - Two additional three-year action plans will be developed over the life of the agreement
- Implementing new programs in 2019-20
 - Canada-Ontario Community Housing Initiative
 - Ontario Priorities Housing Initiative
- Negotiation of the Canada-Ontario Housing Benefit
 - Underway

Community Housing Renewal Strategy

Key Elements – A Better Community Housing System

- **Creating incentives for community housing providers:**
 - Explore how tenants and the community housing stock can be protected over the long-term
 - Encourage housing providers to continue to provide community housing going forward (at end of operating agreements/mortgages)
- **Simplifying rent-gear-to-income rules to make it more fair and easier for tenants to understand and simpler for staff to administer**
- **Creating safer communities**
 - Proposing to give community housing providers the authority to refuse to re-house a household based on a previous eviction for a serious criminal offence

Community Housing Renewal Strategy

Key Elements – A Better Community Housing System

- **Providing Opportunity to People:**
 - Improve waiting lists with proposed changes regarding asset limits, refusal of offers, and tenant transfers
 - Transform the current waiting list into a more effective access system
 - Improve tenants' economic self-sufficiency and support tenant transitions out of community housing where appropriate
- **Partnerships:**
 - Work across governments, ministries, the private market and non-profit and co-operative sectors to increase supply and ensure supports and other programs are aligned to best serve people

Ongoing Work

Community Housing Renewal Next Steps

- Regular engagement with Service Managers and sector stakeholders (including the Association of Municipalities of Ontario)
- Negotiate Canada-Ontario Housing Benefit amendment to bilateral agreement
- Continue work on proposed regulation changes
 - Rent-geared-to-income simplification, safer communities, wait list changes
- Initiate work on other areas of change, including
 - Streamlined legislative framework and other provider incentives/supports
 - Broader access system changes
 - Supporting tenant transitions